151.0	0001	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	729,300	/	729,300
USE VALUE:	729,300	/	729,300
ASSESSED:	729,300	/	729,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARRIS FREDERICK C & GAIL E
Owner 2:	
Owner 3:	
Street 1:	5 CEDAR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 1764 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6060.000	247,900		481,400	729,300
Total Card	0.139	247,900		481,400	729,300
Total Parcel	0.139	247,900		481,400	729,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.44 | /Parcel: 413.44

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	99805
GIS Ref	
GIS Ref	
Insp Date	01/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 151.0-0001-0004.A

!11819!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	247,900	0	6,060.	481,400	729,300		Year end	12/23/2021
2021	101	FV	239,100	0	6,060.	481,400	720,500		Year End Roll	12/10/2020
2020	101	FV	239,100	0	6,060.	481,400	720,500	720,500	Year End Roll	12/18/2019
2019	101	FV	199,900	0	6,060.	451,300	651,200	651,200	Year End Roll	1/3/2019
2018	101	FV	199,900	0	6,060.	373,100	573,000	573,000	Year End Roll	12/20/2017
2017	101	FV	199,900	0	6,060.	343,000	542,900	542,900	Year End Roll	1/3/2017
2016	101	FV	199,900	0	6,060.	312,900	512,800	512,800	Year End	1/4/2016
2015	101	FV	187,200	0	6,060.	306,900	494,100	494,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:10:25

LAST REV

Date	Time
01/21/21	10:01:42

mmcmakin

USER DEFINED

Prior Id # 1:	99805
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11819

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19681-577		3/1/1989		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2011	1340	Re-Roof	11,488					

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	MEAS&NOTICE	HS	Hanne S
3/13/2009	Inspected	163	PATRIOT
1/9/2009	Measured	372	PATRIOT
12/21/1999	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Measured	263	PATRIOT
7/23/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6060		Sq. Ft.	Site		0	80.	0.99	9									481,440						481,400	

Total AC/HA:	0.13912	Total SF/SM:	6060	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	481,440	Spl Credit		Total:	481,400

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.24523807
Const Adj.:	0.98500049
Adj $ / SQ:	134.922
Other Features:	77550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	359266
Depreciation:	111373
Depreciated Total:	247894

COMMENTS

PDAS OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

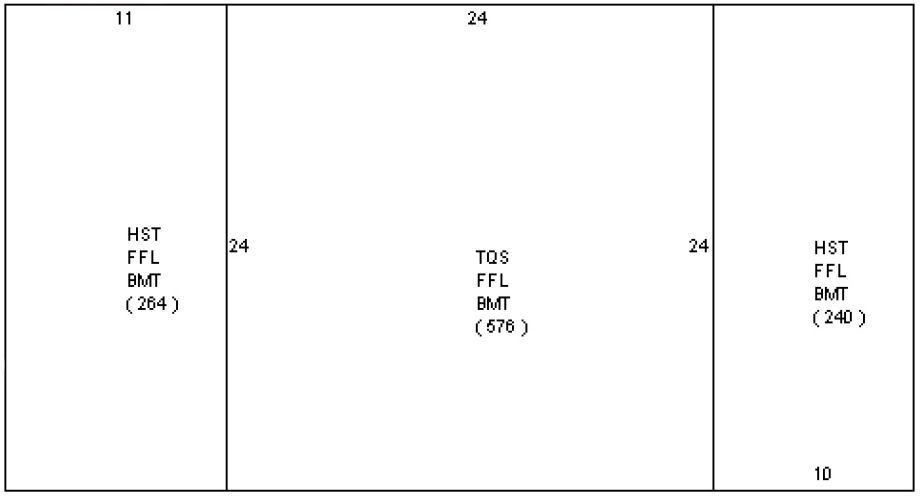
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	134.92
Special Features:	0	Val/Su Net:	87.17
Final Total:	247900	Val/Su SzAd	140.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,080	40.480	43,715
FFL	First Floor	1,080	134.920	145,715
TQS	3/4 Story	432	134.920	58,286
HST	Half Story	252	134.920	34,000

Net Sketched Area:		2,844	Total:		281,716
Size Ad	1764	Gross Area	3240	FinArea	1764

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

151.0-0001-0004.A

IMAGE

AssessPro Patriot Properties, Inc